103.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,194,900 / 1,194,900
					USE VALUE:	1,194,900 / 1,194,900
					ASSESSED:	1,194,900 / 1,194,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWOBODA PAUL T & VIVIAN H
Owner 2:	
Owner 3:	
Street 1:	98 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,920 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15920.000	409,100	400	785,400	1,194,900
Total Card	0.365	409,100	400	785,400	1,194,900
Total Parcel	0.365	409,100	400	785,400	1,194,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.87 | /Parcel: 544.8

Legal Description

User Acct 66314

GIS Ref

GIS Ref

Insp Date 09/21/18

Entered Lot Size

Total Land:

Land Unit Type:

!8208!

PREVIOUS ASSESSMENT

Parcel ID 103.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,100	400	15,920.	785,400	1,194,900	1,194,900	Year End Roll	12/18/2019
2019	101	FV	319,000	400	15,920.	785,400	1,104,800	1,104,800	Year End Roll	1/3/2019
2018	101	FV	319,000	400	15,920.	673,200	992,600	992,600	Year End Roll	12/20/2017
2017	101	FV	319,000	400	15,920.	628,300	947,700	947,700	Year End Roll	1/3/2017
2016	101	FV	319,000	400	15,920.	538,600	858,000	858,000	Year End	1/4/2016
2015	101	FV	287,100	400	15,920.	482,500	770,000	770,000	Year End Roll	12/11/2014
2014	101	FV	287,100	400	15,920.	446,600	734,100	734,100	Year End Roll	12/16/2013
2013	101	FV	287,100	400	15,920.	425,800	713,300	713,300		12/13/2012

PRINT

Date	Time
12/10/20	22:47:13

LAST REV

Date	Time
10/05/18	11:57:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8208

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREYER ANNA T	31362-480		5/1/2000		455,000	No	No		
FREYER CARL K -	22197-399		7/9/1992			No	No		A

USER DEFINED

Prior Id # 1:	66314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2012	80	Redo Bat	41,000					& EXT RENOVATIONS
6/24/2008	695	Manual	8,000			G9	GR FY09	decks with beam su
5/2/2008	434	New Wind	7,000					
2/14/2008	126	Redo Bat	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	BS	Barbara S
6/12/2012	Info Fm Prmt	BR	B Rossignol
4/21/2009	Meas/Inspect	189	PATRIOT
8/18/2000	MLS	MM	Mary M
11/19/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15920		Sq. Ft.	Site		0	70.	0.70	4			Golf co	25					785,401						785,400	

Total AC/HA:	0.36547	Total SF/SM:	15920	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 785,401	Spl Credit	Total: 785,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26619720
Const Adj.:	0.99890995
Adj $ / SQ:	120.158
Other Features:	95020
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458645
Depreciation:	49534
Depreciated Total:	409112

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

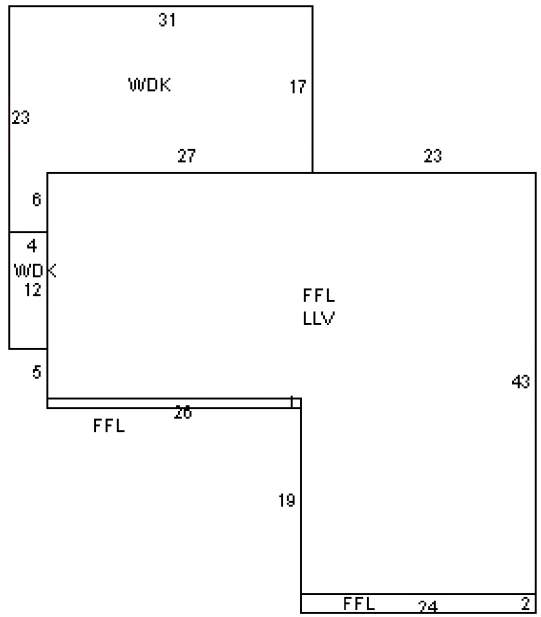
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	132.17
Special Features:	0	Val/Su Net:	104.02
Final Total:	409100	Val/Su SzAd	240.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,704	120.160	204,749
LLV	Lower Level	1,630	69.080	112,593
WDK	Deck	599	7.660	4,589

Net Sketched Area:	3,933		Total:	321,931	
Size Ad	1704	Gross Are	3933	FinArea	2193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	FA	1955	5.38	T	44.9	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400